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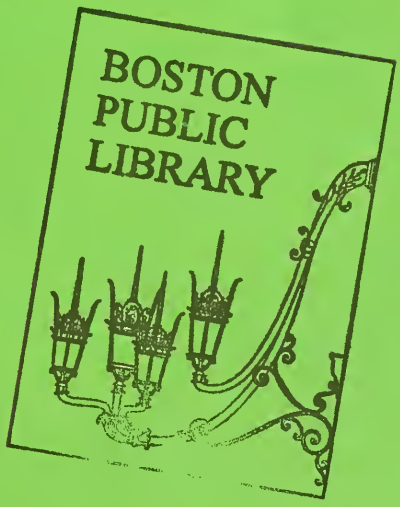
# HOUSING ASSISTANCE PLAN

CITY OF BOSTON

CDBG YEAR III



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# HOUSING ASSISTANCE PLAN

City of Boston

CDBG Year III

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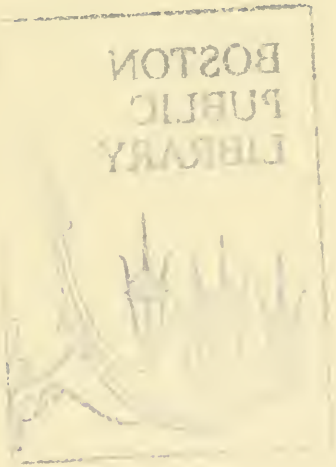

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OMB No. 63R-1471

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

# HOUSING ASSISTANCE PLAN – TABLE I. SURVEY OF HOUSING CONDITIONS

## A. HOUSING STATUS AND CONDITION OF ALL HOUSING UNITS IN THE COMMUNITY

1. NAME OF APPLICANT: City of Boston

2. APPLICATION/GRANT NUMBER: B - - - -

3. [ ] ORIGINAL [X] AMENDMENT, DATE: 5/12/77

4. PROGRAM YEAR FROM TO:

5. DATE OF HOUSING SURVEY(S) USED

| STATUS AND CONDITION OF ALL HOUSING UNITS | YEAR OF ESTIMATE | NUMBER OF HOUSING UNITS | | | | | |
|---|---|---|---|---|---|---|---|
| | | ALL UNITS | | OWNER | | RENTER | |
| | | TOTAL | SUBTOTAL SUITABLE FOR REHABILITATION* | TOTAL | SUBTOTAL SUITABLE FOR REHABILITATION* | TOTAL | SUBTOTAL SUITABLE FOR REHABILITATION* |
| (a) | | (b) | (c) | (d) | (e) | (f) | (g) |
| 1. Occupied Units – Total | | 227,000 | 63,700 | 59,000 | 15,800 | 168,000 | 47,900 |
| a. Substandard | | 63,700 | 63,700 | 15,800 | 15,800 | 47,900 | 47,900 |
| b. Standard and All Other *(line 1 minus line 1a)* | | 163,300 | ---- | 43,200 | ---- | 120,100 | ---- |
| 2. Vacant Available Units – Total | | 13,500 | 5,800 | 2,800 | 800 | 10,700 | 5,000 |
| a. Substandard* | | 5,800 | 5,800 | 800 | 800 | 5,000 | 5,000 |
| b. Standard and All Other *(line 2 minus line 2a)* | | 7,700 | ----- | 2,000 | --- | 5,700 | ---- |
| 3. Housing Stock Available – Total *(sum of lines 1 and 2)* | | 240,500 | 69,500 | 61,800 | 16,600 | 178,700 | 52,900 |
| 4. Vacancy Rate *(line 2 ÷ 1)* | | 5.6% | 8.3% | 4.5% | 4.8% | 6% | 9.5% |

*Units "Suitable for Rehabilitation" must be included as a subtotal if the applicant is proposing a rehabilitation program on Table III, Goals for Lower Income Housing Assistance.

## B. DEFINITIONS, DATA SOURCES, AND METHODS *(Attach additional pages)*

1. Definition of "substandard" used.
2. Definition of "suitable for rehabilitation" used.
3. Data sources and methods used.

*Includes deteriorating units suitable for rehabilitation.

HUD-7015.8 (12-75)

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

# HOUSING ASSISTANCE PLAN – TABLE II. HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT: City of Boston

2. APPLICATION/GRANT NUMBER: B - - - -

3. ☐ ORIGINAL ☒ AMENDMENT, DATE: 5/12/77

4. PROGRAM YEAR — FROM: TO:

5. DATE OF HOUSING SURVEY(S) USED

| | STATUS OF HOUSEHOLDS REQUIRING ASSISTANCE | NUMBER OF HOUSEHOLDS: ALL HOUSEHOLDS — TOTAL | ALL HOUSEHOLDS — ELDERLY OR HANDICAPPED (1-2 persons) | ALL HOUSEHOLDS — FAMILY (4 or less persons) | ALL HOUSEHOLDS — LARGE FAMILY (5 or more persons) | ALL FEMALE-HEADED HOUSEHOLDS — TOTAL | ALL FEMALE-HEADED HOUSEHOLDS — ELDERLY OR HANDICAPPED (1-2 persons) | ALL FEMALE-HEADED HOUSEHOLDS — FAMILY (4 or less persons) | ALL FEMALE-HEADED HOUSEHOLDS — LARGE FAMILY (5 or more persons) | ALL MINORITY HOUSEHOLDS — TOTAL | ALL MINORITY HOUSEHOLDS — ELDERLY OR HANDICAPPED (1-2 persons) | ALL MINORITY HOUSEHOLDS — FAMILY (4 or less persons) | ALL MINORITY HOUSEHOLDS — LARGE FAMILY (5 or more persons) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | (a) | (b-1) | (b-2) | (b-3) | (b-4) | (c-1) | (c-2) | (c-3) | (c-4) | (d-1) | (d-2) | (d-3) | (d-4) |
| 1 | A OWNER HOUSEHOLDS (Excluding displacees) | 15,800 | 7,300 | 5,250 | 3,250 | 4,000 | 2,900 | 800 | 300 | 2,500 | 750 | 1,150 | 600 |
| 2 | B RENTER HOUSEHOLDS (Excluding displacees) | 66,700 | 34,550 | 22,550 | 9,600 | 11,900 | 4,200 | 6,100 | 1,600 | 30,970 | 6,715 | 16,140 | 8,115 |
| 3 | C HOUSEHOLDS EXPECTED TO BE DISPLACED IN PROGRAM YEAR (Sum of lines C1 and C2) | 300 | 75 | 150 | 75 | 40 | 10 | 15 | 15 | 145 | 45 | 60 | 40 |
| 4 | 1. Owners | | | | | | | | | | | | |
| 5 | 2. Renters | | | | | | | | | | | | |
| 6 | D ADDITIONAL FAMILIES EXPECTED TO RESIDE IN COMMUNITY (Sum of lines D1 and D2) | 6,171 | 617 | 3,703 | 1,851 | 617 | 154 | 309 | 154 | 4,320 | 302 | 1,858 | 2,160 |
| 7 | 1. As a result of planned employment | | | | | | | | | | | | |
| 8 | 2. Already employed in locality | | | | | | | | | | | | |
| 9 | E. TOTAL HOUSING ASSISTANCE NEEDS (Sum of lines A, B, C, and D) | 88,971 | 42,542 | 31,653 | 14,776 | 16,557 | 7,264 | 7,224 | 2,069 | 37,935 | 7,812 | 19,208 | 10,915 |
| 10 | Percent of Total | 100% | 47.8 % | 35.6 % | 16.6 % | | | | | | | | |

F. DATA SOURCES AND METHODS (Attach additional pages)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

# HOUSING ASSISTANCE PLAN – TABLE II HOUSING ASSISTANCE NEEDS OF LOWER INCOME HOUSEHOLDS

1. NAME OF APPLICANT: City of Boston

2. APPLICATION/GRANT NUMBER: B - - - -

3. [ ] ORIGINAL [X] AMENDMENT. DATE: 5/12/77

4. PROGRAM YEAR FROM: TO:

PROVIDE DATE FOR EACH CATEGORY OF MINORITY HOUSEHOLD, AS APPROPRIATE

| STATUS OF HOUSEHOLDS REQUIRING ASSISTANCE | (Check appropriate box) 1 [X] BLACK/NEGRO; 2 [ ] SPANISH-AMERICAN; 3 [ ] AMERICAN INDIAN; 4 [ ] ORIENTAL; 5 [ ] ALL OTHER MINORITIES | | | | (Check appropriate box) 1 [ ] BLACK/NEGRO; 2 [X] SPANISH-AMERICAN; 3 [ ] AMERICAN INDIAN; 4 [ ] ORIENTAL; 5 [ ] ALL OTHER MINORITIES | | | | (Check appropriate box) 1 [ ] BLACK/NEGRO; 2 [ ] SPANISH-AMERICAN; 3 [ ] AMERICAN INDIAN; 4 [ ] ORIENTAL; 5 [X] ALL OTHER MINORITIES | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | TOTAL | ELDERLY OR HANDICAPPED (1-2 persons) | FAMILY (4 or less persons) | LARGE FAMILY (5 or more persons) | TOTAL | ELDERLY OR HANDICAPPED (1-2 persons) | FAMILY (4 or less persons) | LARGE FAMILY (5 or more persons) | TOTAL | ELDERLY OR HANDICAPPED (1-2 persons) | FAMILY (4 or less persons) | LARGE FAMILY (5 or more persons) |
| [a] | (e-1) | (e-2) | (e-3) | (e-4) | (f-1) | (f-2) | (f-3) | (f-4) | (g-1) | (g-2) | (g-3) | (g-4) |
| 1 A. OWNER HOUSEHOLDS (excluding displacees) - Total | 1,375 | 500 | 575 | 300 | 725 | 150 | 350 | 225 | 400 | 100 | 225 | 75 |
| 2 B. RENTER HOUSEHOLDS (excluding displacees - Total | 20,475 | 5,275 | 10,000 | 5,200 | 7,875 | 400 | 5,100 | 2,375 | 2,620 | 1,040 | 1,040 | 540 |
| 3 C. HOUSEHOLDS EXPECTED TO BE DISPLACED IN PROGRAM YEAR (Sum of lines 1 and 2) | 90 | 30 | 40 | 20 | 40 | 10 | 15 | 15 | 15 | 5 | 5 | 5 |
| 4 Owners | | | | | | | | | | | | |
| 5 Renters | | | | | | | | | | | | |
| D. TOTAL (Sum of lines A, B, and C) | 21,940 | 5,805 | 10,615 | 5,520 | 8,640 | 560 | 5,465 | 2,615 | 3,035 | 1,145 | 1,270 | 620 |

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

# TABLE III. GOALS FOR LOWER INCOME HOUSING ASSISTANCE
## *CURRENT YEAR GOAL*

1. NAME OF APPLICANT: CITY OF BOSTON

3. ☐ ORIGINAL
☒ AMENDMENT DATE: May 27, 1977

2. APPLICATION/GRANT NUMBER: B - - - -

4. PROGRAM YEAR
FROM: TO

| TYPES AND SOURCES OF ASSISTANCE | NUMBER OF HOUSEHOLDS TO BE ASSISTED: ALL HOUSEHOLDS | ELDERLY OR HANDICAPPED (1–2 persons) | FAMILY (4 or less persons) | LARGE FAMILY (5 or more persons) |
|---|---|---|---|---|
| (a) | (b) | (c) | (d) | (e) |
| **A. NEW RENTAL UNITS** | | | | |
| 1. Section 8–HUD | 500 | 300 | 150 | 50 |
| 2. State Agency–Total (Sum of lines a and b) | 700 | 500 | 150 | 50 |
| a. Section 8 | 500 | 300 | 150 | 50 |
| b. Other Section 667 | 200 | 200 | - | - |
| 3. Other Assisted New Rental Housing (Identify) - Total | 750 | 500 | 125 | 125 |
| a. Turnkey | 600 | 500 | 50 | 50 |
| b. Conventional Public Housing | 150 | - | 75 | 75 |
| 4. Total (Sum of lines 1, 2, and 3) | 1,950 | 1,300 | 425 | 225 |
| **B. REHABILITATION OF RENTAL UNITS** | | | | |
| 1. Section 8–HUD | 1,650 | 800 | 700 | 150 |
| 2. State Agency–Total (Sum of lines a and b) | 650 | 200 | 300 | 150 |
| a. Section 8 | 500 | 200 | 200 | 100 |
| b. Other Section 705 | 150 | - | 100 | 50 |
| 3. Other Assisted Rehabilitation of Rental Housing (Identify) – Total | | | | |
| a. | | | | |
| b. | | | | |
| 4. Total (Sum of lines 1, 2, and 3) | 2,300 | 1,000 | 1,000 | 300 |
| **C. EXISTING RENTAL UNITS** * | | | | |
| 1. Section 8–HUD | 1,000 | 250 | 500 | 250 |
| 2. State Agency–Total (Sum of lines a and b) | | | | |
| a. Section 8 | | | | |
| b. Other | | | | |
| 3. Other Assisted Existing Rental Housing (Identify) – Total | | | | |
| a. | | | | |
| b. | | | | |
| 4. Total (Sum of lines 1, 2, and 3) | 1,000 | 250 | 500 | 250 |
| **D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS** | | | | |
| 1. CD Block Grants HIP & Special Housing | 12,500 | 6,000 | 4,500 | 2,000 |
| 2. Section 235 | | | | |
| 3. Other Rehabilitation Assistance to Homeowners or Prospective Homeowners (Identify) - Total | 4,075 | 1,005 | 2,050 | 1,020 |
| a. Section 312 | 4,000 | 1,000 | 2,000 | 1,000 |
| b. Section 810 | 75 | 5 | 50 | 20 |
| 4. Total (Sum of lines 1, 2, and 3) | 16,575 | 7,005 | 6,550 | 3,020 |
| **E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS** | | | | |
| 1. Section 235 | | | | |
| 2. Other (Identify) – Total | | | | |
| a. | | | | |
| b. | | | | |
| 3. Total (Sum of lines 1 and 2) | | | | |
| **F. ALL HOUSING ASSISTANCE GOALS** (Sum of lines A4, B4, C4, D4, and E3) | 21,825 | 9,555<br>43.78 % | 8,475<br>38.83% | 3,795<br>17.39 % |

* This estimate does not include approximately 2,300 units, Section 23 Conversions, required by the Boston Housing Authority and requested by the City. (See P. 20.)

HUD-7015.10 (12-75)

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING ASSISTANCE PLAN

# TABLE III. GOALS FOR LOWER INCOME HOUSING ASSISTANCE

## THREE YEAR GOAL

1. NAME OF APPLICANT: City of Boston

3. [X] ORIGINAL
[ ] AMENDMENT, DATE:

2. APPLICATION/GRANT NUMBER: B - - - -

4. PROGRAM YEAR
FROM: TO:

| | TYPES AND SOURCES OF ASSISTANCE | NUMBER OF HOUSEHOLDS TO BE ASSISTED: ALL HOUSEHOLDS | ELDERLY OR HANDICAPPED (1–2 persons) | FAMILY (3 or less persons) | LARGE FAMILY (5 or more persons) |
|---|---|---|---|---|---|
| | (a) | (b) | (c) | (d) | (e) |
| | A. NEW RENTAL UNITS | | | | |
| 1 | 1. Section 8–HUD Section 202 | 500 | 500 | | |
| 2 | 2. State Agency–Total (Sum of lines a and b) | 4400 | 2900 | 1000 | 500 |
| 3 | a. Section 8 | 3400 | 1900 | 1000 | 500 |
| 4 | b. Other Sec. 705 & Sec. 667 | 1000 | 1000 | | |
| 5 | 3. Other Assisted New Rental Housing (Identify) - Total | 750 | 600 | 75 | 75 |
| (6) | a. Turnkey | 600 | 600 | | |
| (7) | b. Conventional Public Housing | 50 | | 75 | 75 |
| 8 | 4. Total (Sum of lines 1, 2, and 3) | 5650 | 4000 | 1075 | 575 |
| | B. REHABILITATION OF RENTAL UNITS | | | | |
| 9 | 1. Section 8-HUD Setaside | 1000 | 300 | 400 | 300 |
| 10 | 2. State Agency–Total (Sum of lines a and b) | 3550 | 1100 | 1900 | 550 |
| 11 | a. Section 8 | 2750 | 1100 | 1100 | 550 |
| 12 | b. Other Sec. 70 & Sec. 667 | 800 | | 800 | |
| 13 | 3. Other Assisted Rehabilitation of Rental Housing (Identify) – Total | | | | |
| (14) | a. | | | | |
| (15) | b. | | | | |
| 16 | 4. Total (Sum of lines 1, 2, and 3) | 4550 | 1400 | 2300 | 850 |
| | C. EXISTING RENTAL UNITS: | | | | |
| 17 | 1. Section 8–HUD | 5500 | 1200 | 3100 | 1200 |
| 18 | 2. State Agency–Total (Sum of lines a and b) | 200 | | 200 | |
| 19 | a. Section 8 | | | | |
| 20 | b. Other Section 707 | 200 | | 200 | |
| 21 | 3. Other Assisted Existing Rental Housing (Identify) - Total | | | | |
| (22) | a. | | | | |
| (23) | b. | | | | |
| 24 | 4. Total (Sum of lines 1, 2, and 3) | 5700 | 1200 | 3300 | 1200 |
| | D. REHABILITATION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS | | | | |
| 25 | 1. CD Block Grants HIP & Special Housing | 42,000 | 16,800 | 17,000 | 8200 |
| 26 | 2. ~~Section 235~~ | | | | |
| 27 | 3. Other Rehabilitation Assistance to Homeowners or Prospective Homeowners (Identify) - Total | 4850 | 2025 | 1775 | 1050 |
| (28) | a. Section 312 | 4700 | 2000 | 1700 | 1000 |
| (29) | b. Section 810 | 150 | 25 | 75 | 50 |
| 30 | 4. Total (Sum of lines 1, 2, and 3) | 46,850 | 18,825 | 18,775 | 9250 |
| | E. NEW CONSTRUCTION ASSISTANCE TO HOMEOWNERS OR PROSPECTIVE HOMEOWNERS | | | | |
| 31 | 1. Section 235 | | | | |
| 32 | 2. Other (Identify) - Total | | | | |
| (33) | a. | | | | |
| (34) | b. | | | | |
| 35 | 3. Total (Sum of lines 1 and 2) | | | | |
| 36 | F. ALL HOUSING ASSISTANCE GOALS (Sum of lines A4, B4, C4, D4, and E3 | 62,750 | 25,425 | 25,450 | 11,875 |
| 37 | PERCENT OF ALL HOUSEHOLDS | 100% | 41 % | 41 % | 18 % |

G. EXPLANATION OF PRIORITIES (Attach additional pages)

HUD-7015.10 (12-75)

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

HOUSING ASSISTANCE PLAN

## TABLE IV – GENERAL LOCATIONS FOR PROPOSED LOWER INCOME HOUSING

1. NAME OF APPLICANT: CITY OF BOSTON

3. ☐ ORIGINAL
☒ AMENDMENT, DATE: May 27, 1977

2. APPLICATION/GRANT NUMBER: B - - -

4. PROGRAM YEAR
FROM TO

A. IDENTIFY GENERAL LOCATIONS ON MAP IN THIS APPLICATION

1. New Construction. Census Tract Numbers

| MHFA Pipeline Sites | HUD Pipeline 202 | Pre-Approved Urban Renewal Sites - Priority Applications |
|---|---|---|
| 002 | 302 | 104 |
| 506 | 1101 | 702 |
| 816 | | 706 |
| 817 | | |
| 907 | | |
| 1403 | | |

2. Rehabilitation: Census Tract Numbers

| | | | | | |
|---|---|---|---|---|---|
| 004 | 105 | 702 | 806 | 819 | 1005 |
| 005 | 107 | 704 | 807 | 820 | 1007 |
| 007 | 108 | 706 | 810 | 821 | |
| 008 | 202 | 707 | 814 | 901 | |
| 101 | 302 | 708 | 815 | 902 | |
| 102 | 401 | 712 | 816 | 903 | |
| 103 | 403 | 802 | 817 | 906 | |
| 104 | 408 | 903 | 818 | 924 | |

B. EXPLANATION OF SELECTION OF GENERAL LOCATIONS

1. New Construction

Selection of general locations based on the following considerations:

1. Analysis of City needs, after factoring Year I and II construction activities.
2. Site and neighborhood standards in accordance with prooosed regulations dated 1/24/77, 24 CFR Part 880.112 through 880.112(i) and Part 881.112 through 881.112(j).
3. Interest expressed by developers.

NOTE: Additional sites and applications should be reviewed in advance with the Mayor's Office.

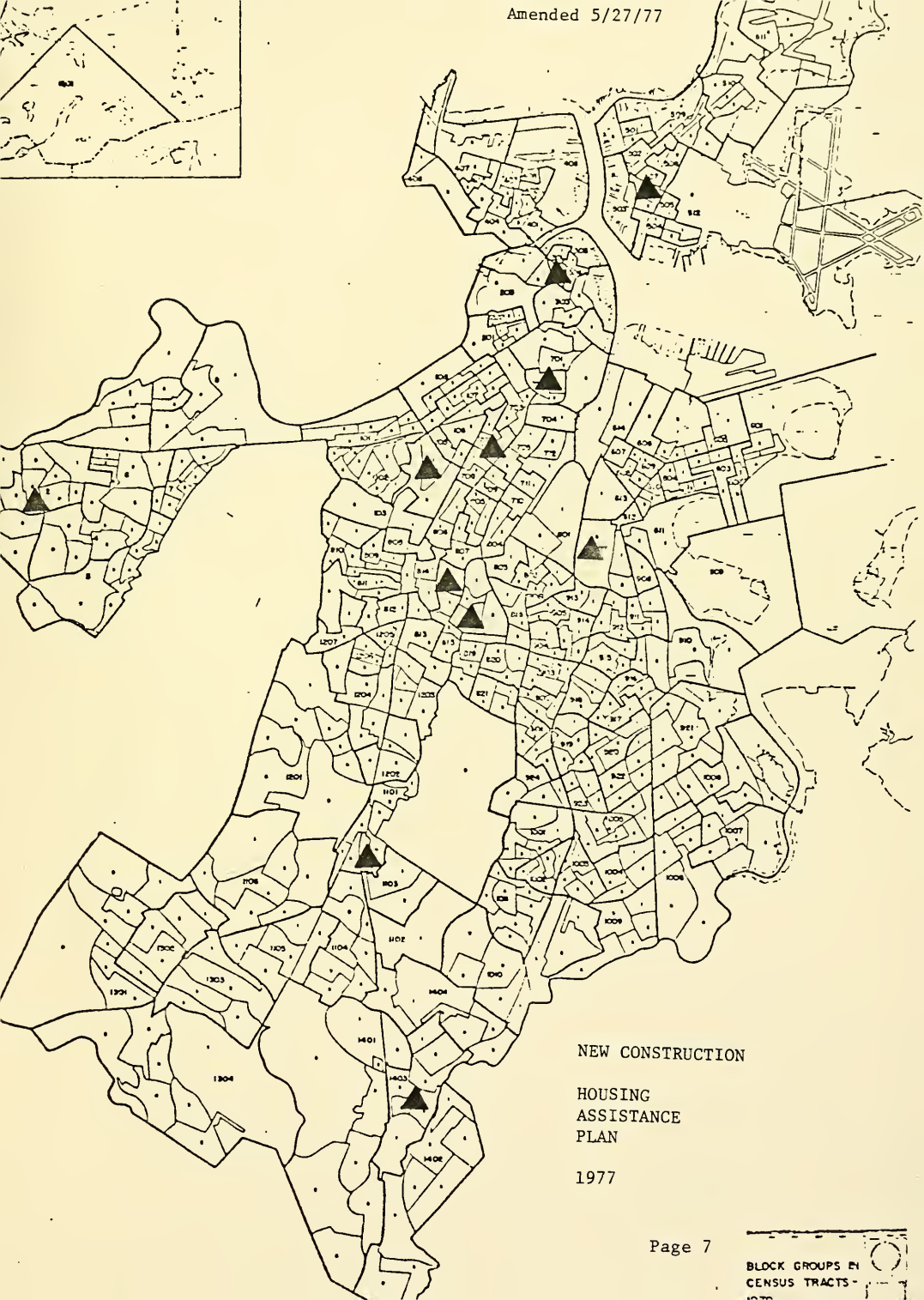
2. Rehabilitation

Selection of general locations based on the following considerations:

1. Analysis of City needs, after factoring Year I and II rehabilitation activities.
2. Site and neighborhood standards in accordance with proposed regulations dated 1/24/77, 24CFR, Part 880.112 through 880.112(i) and Part 881.112 through 881.112(j).
3. Interest expressed by developers.

HUD-7015.11 (12-75)

Amended 5/27/77



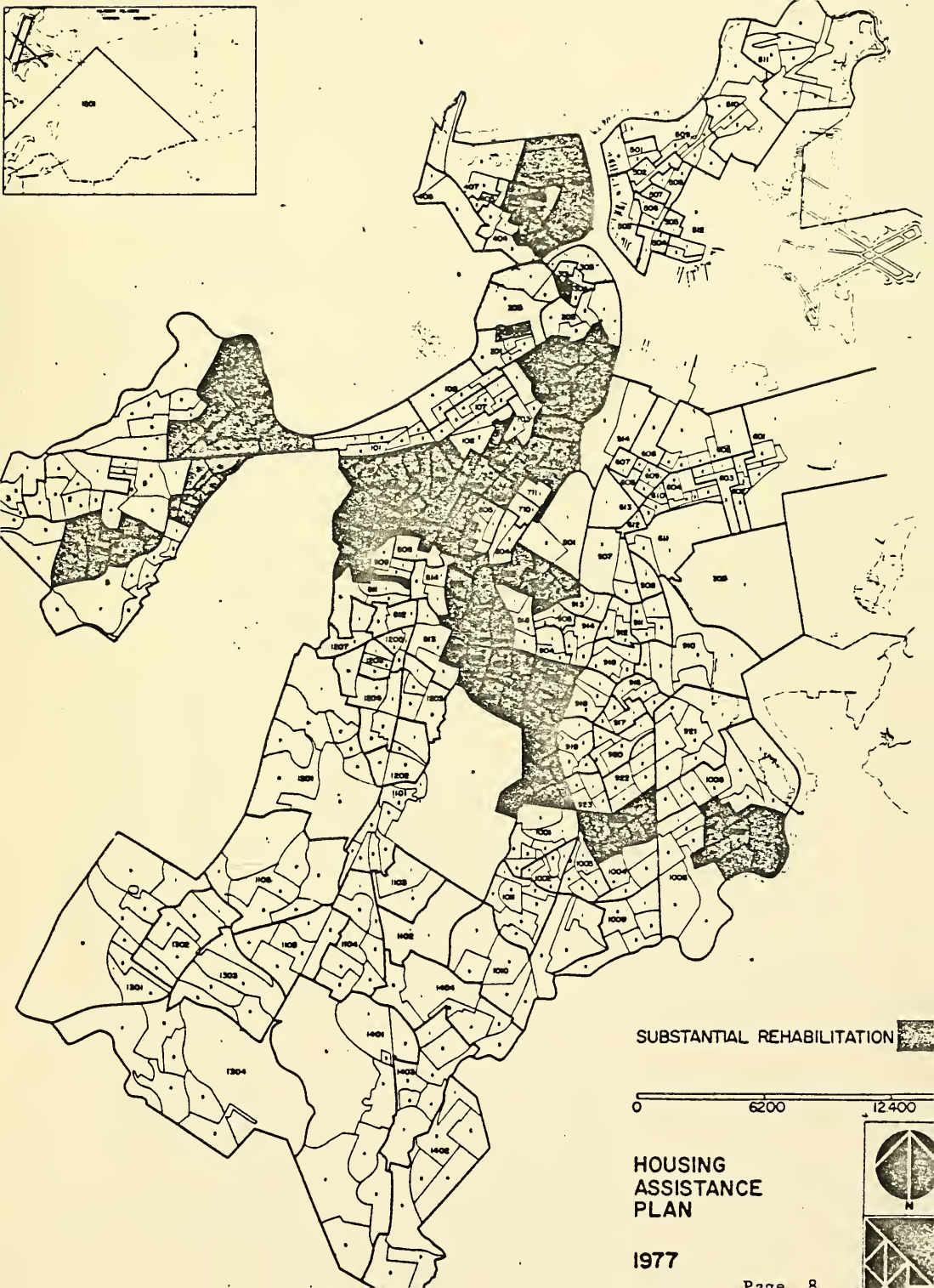
NEW CONSTRUCTION

HOUSING
ASSISTANCE
PLAN

1977



BLOCK GROUPS EN
CENSUS TRACTS -


SUBSTANTIAL REHABILITATION
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12400
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1977

Appendix A: Definitions, Data Sources, Methods

Table I

DEFINITIONS

(a) Standard: includes those units which are presently in good condition or units with slight defects. Estimated repair costs do not exceed $1500 per unit.

(b) Substandard: includes those units with one or more structural defects of a critical nature or gross defects of an intermediate nature which must be corrected if the unit is to provide safe and adequate shelter. Estimated repair costs do not exceed $5000 per unit.

(c) Deteriorating: those units with multiple structural defects of a critical nature, plus gross defects of an intermediate nature that require extensive repairs. Estimated repair costs exceed $5000 per unit.

(d) Suitable for Rehabilitation: all substandard occupied units are suitable for rehabilitation (63,000). In addition, all substandard vacant units (4800) including 1000 deteriorating, abandoned units are suitable for rehab (5800). Basically, deteriorating, abandoned units suitable for rehab are those units whose estimated repair cost and "as-is" value do not exceed appraised value after completion of repair.

DATA SOURCES AND METHODS

Data sources for housing stock and division between owner type and renter type include: 1970 U.S. Census; the City's Assessing Department and Building Department files; the Metropolitan Mortgage Bureau and Rent Control data; statistics provided by the U.S. Department of Housing and Urban Development, the Massachusetts Housing Finance Agency and the Boston Housing Authority. This information has been computerized by the Boston Redevelopment Authority Research Department and a more sophisticated tracking system has been installed which results in an increase of 4% to the 1976 data base.

Data source for housing condition based upon exterior inspection of a sample of the housing stock by the Housing Inspection Department (1973), updated for FY 77 by the Research Department, Boston Redevelopment Authority.

The division between occupied units and vacant units was confirmed by the Boston Area Postal Delivery Survey of 1976. The vacancy rate for each type of unit (owner and renter) was then applied to the total number of units within each type category.

The improved data base also provides for a more accurate estimate of occupied units/suitable for rehabilitation. The following methodology has been employed:

Occupied Units-Suitable for Rehab

| Units | Structures | Description |
|---|---|---|
| 147,000 | 70,000 | Total 1-6 family |
| - 25,200 | - 12,000 | 1-6 investor-owned |
| 121,800 | 58,000 | 1-6 owner-occupied |
| 40% | 40% | Substandard |
| 48,700 | 23,200 | "Suitable for Rehab" |

Translates into:

| | |
|---|---|
| 23,200 | owner - occupied units suitable for rehab |
| 25,500 | renter-occupied units in owner occupied structures "Suitable for Rehab" |
| 48,700 | Total Base Data |

Subtract number of units rehabilitated during CD Program Years I and II, under Housing Improvement Program and Special Housing Programs (Performance Report, Table III, "Housing Assistance Provided"):

| Owner-Occupied Units | | Renter-Occupied Units (in Owner-Occupied Structures) | |
|---|---|---|---|
| 23,200 | | 25,500 | |
| - 8,000 | | - 9,000 | |
| 15,200 | balance | 16,500 | balance |
| + 600 | annual adjustment factor | + 1,400 | annual adjustment factor |
| 15,800 | | 17,900 | |

Total 33,700 Units

According to our data sources there are approximately, 30,000 occupied multi-family renter units suitable for rehab. This figure remains firm due to minimal rehab completion offset by units that have fallen into the substandard category over the past year.

Suitable for Rehabilitation

| | |
|---|---|
| Total Owner-Occupied | 15,800 Units |
| Total Renter-Occupied | 47,900 Units |
| Total Occupied Units | 63,700 Suitable for Rehabilitation |

TABLE II

Data sources for housing assistance needs include: 1970 U.S. Census; rent gap analysis, Research Department, Boston Redevelopment Authority; survey of housing condition per Table I.

In addition, the City considered the Metropolitan Area Planning Council's 1974 report entitled "Low and Moderate Income Housing Needs in the Boston Region." This document supports the City of Boston's policy encouraging an equitable sharing of the responsibility to provide publicly assisted housing among the cities and towns in the Boston metropolitan region.

Definition: Lower-income households are defined as those households whose income does not exceed 80% of the median family income for the SMSA. For example, a lower-income family of 4 in the Boston area has an annual income of approximately $13,700.

Method for Determination of Need Statistics, by Section:

A. Owner Households

See Table I. Improved data base and formula indicate minimal difference when compared to Year II HAP entries.

| | |
|---|---|
| 23,200 | Requiring assistance |
| - 8,000 | Assistance received through Housing Improvement Program and Special Housing Programs |
| 15,200 | Balance |
| + 600 | Annual adjustment factor |
| 15,800 | Requiring assistance |

B. Renter Households

Remains basically the same as outlined in Year II HAP, due to minimal rental assistance provided offset by increase in need.

C. Households Expected to be Displaced in Program Year

Estimate of households to be displaced in order to complete unfinished Urban Renewal Project and other federally assisted activities.

D. Additional Families Expected to Reside in Community

Using the methodology prescribed in 24 CFR 570.303(c)(2)(ii)(A), the HUD Area Office has provided us with the number of additional families expected to reside in the community.

Our original estimate for CD Year III was based on proposed changes to existing methodology. The proposed changes were published in the Federal Register on January 18, 1977, and state that "if the

proportion of the community's percentage of lower-income families to the metropolitan area's percentage is greater than 133 percent, the estimate of lower-income families expected to reside may be reduced to zero." Boston's percentage (50%) of lower-income families to the metropolitan area's percentage (35%) is 142%; thus, our ETR would be "0," which we feel is a realistic estimate.

The only reason we are projecting 6,171 households ETR is because the HUD Area Office has informed us that the estimate must be based on existing requirements and when/if the proposed changes become effective we may amend this section.

# TABLE III

The HUD community development funding cycle for rehabilitation assistance to homeowners or prospective homeowners is not coterminus with the HUD fiscal year funding cycle for rental assistance. For this reason, it is necessary to measure total commitments to date against total goals and to establish current year goals accordingly.

Total goals are first year goals per Year I HAP and three year goals per Year II HAP, in effect, 4-year goals: CD Years 1, 2, 3, and 4; fiscal years 1975, 76, 77, and 78. These goals are the result of discussions with HUD staff.

Table III, Current Year Goals, was amended on May 27, 1977, at the request of the HUD Area Office which stated that our one-year goal for Section 8 assistance (9,325 units) was unrealistic. We were directed to submit a revised Table III reflecting a one-year Section 8 goal not exceeding 4,150 units.

THESE GOALS ARE BASED ON ANTICIPATED FUNDING AND HAVE ONLY

PROPORTIONAL RELATIONSHIP TO WHAT THE CITY'S TRUE GOALS SHOULD

BE IN MEETING THE NEEDS REFLECTED IN TABLE II.

CURRENT YEAR GOALS

A. New Rental Units

1. Estimate of Section 8/202 rental assistance (FY 77 & 78 funding).

2.a. Our original estimate was 1,625 units. At HUD's request we reduced our goal.

With revised goals, Section 8 new construction is approximately 25% of the total Section 8 allocation.

2.b. Estimate of Section 667 housing (FY 77 & 78 funding). This program is presently frozen, but may be reactivated.

3.a. Estimate of Turnkey housing per three year goals (HAP II) and anticipated funding for FY 77 & 78.

3.b. Estimate of conventional public housing determined by anticipated funding for FY 77 & 78.

B. Rehabilitation of Rental Units

1. Estimate includes Section 8 setaside for HUD-acquired properties and privately financed rehabilitation, contracting directly with HUD.

2.a. Our original estimate was 1,800 units. At HUD's request we reduced our goal.

With revised goals, Section 8 substantial rehabilitation is approximately 50% of the total Section 8 allocation.

2.b. Estimate of Section 705 housing (FY 77 & 78 funding). This program is presently frozen but may be reactivated.

C. Existing Rental Units

1. Our original estimate was 4,900 units. At HUD's request we reduced our goal. This goal does not include approximately 2,300 units of Section 23 conversions to Section 8 required by the Boston Housing Authority and requested by the City.

With revised goals, Section 8 existing housing is approximately 25% of the total Section 8 allocation.

D. Rehabilitation Assistance to Homeowners or Prospective Homeowners

1. Estimate of Housing Improvement Program and Special Housing. Year I and Year II commitments (17000) subtracted from 4-year goals; balance is 25,000 units. This number divided between CD Years III and IV equals 12,500 units per year.

2. Not applicable.

3.a. Estimate Section 312 rehabilitation loan assistance. Commitments subtracted from previously extablished goals.

3.b. Estimate of Section 810 urban homesteading assistance. Current year goal based on Program total of 150 units and Year II activity.

E. New Construction Assistance to Homeowner or Prospective Homeowners.

Not applicable

F. All Housing Assistance Goals

Sum of lines A4, B4, C4, D4, and E3.

Comparison of Housing Need (Table II) with Housing Assistance Goals (Table III):

| | Need | Assistance |
|---|---|---|
| Elderly | 47.8% | 43.78% |
| Family | 35.6% | 38.83% |
| Large Family | 16.6% | 17.39% |

THREE YEAR GOALS

Transferred from HAP II with modifications:

A. New Rental Units

1. Addition of estimate for Section 202 assistance.

2.a. Addition of Year I goal.

2.b. Remains the same.

3.a. Remains the same.

B. Rehabilitation of Rental Units

1. Addition of estimate for Section 8 setaside, HUD-held and HUD-acquired properties.

2.a. Addition of Year I goal.

2.b. Remains the same.

C. Existing Rental Units

1. Section 8 total, Year I goals added to three-year goals.

2.b. Remains the same.

D. Rehabilitation Assistance to Homeowners or Prospective Homeowners

1. Year I goals added to three-year goals.

2. Remains the same.

3. Estimate of 150 units for life of Program.

E. New Construction Assistance to Homeowner or Prospective Homeowners

Not applicable

F. All Housing Assistance Goals

Sum of lines A4, B4, C4, D4, and E3.

Comparison of Housing Needs with Housing Goals:

| | Need | Assistance |
|---|---|---|
| Elderly | 50% | 41% |
| Family | 34% | 41% |
| Large Family | 16% | 18% |

TABLE IV

The Housing Assistance Plans for years I,II, and III have proposed sites for new construction of assisted housing in neighborhoods throughout the City which would help to promote a greater and more varied housing choice for low-income and minority residents.

In terms of substantial rehabilitation the HAPs have focused on three objectives:

1. To safeguard the interests of residents in subsidized multi-family developments, many of which are located in low-income and minority neighborhoods.

2. To afford low-income and minority families the opportunity for decent housing within their neighborhoods if they desire to remain (reference MAPC"Developing Housing Strategies for the Metropolitan Boston Region: Problems and Goals" and Boston application "Section 8 Demonstration Rehabilitation Program").

3. To assist with the provision of assisted housing throughout the City in order to promote a greater and more varied housing choice for low-income and minority families.

Definition: General location is defined as a planning district or neighborhood. The City reserves the right to approve an application for assisted housing if the census tract for such housing is not included in the HAP as long as a census tract within the general location is specified.

Priority: Those developments within the approved census tracts which propose to use less than 100% Section 8 assistance will be given the highest priority. This is in keeping with the City and HUD policy to encourage income/rent mixing in new/rehabilitated developments.

In the event that more than one proposal is submitted for Section 8 assistance in the same approved census tract, the City will prioritize proposals in the order we feel is most responsive to the City's housing objectives.

As last year, Boston's housing policy remains centered on neighborhood revitalization, using local public strategies with federal, state and local resources to stimulate private investment in each of Boston's different residential neighborhoods. Property owners, tenants, developers and lending institutions, bolstered by the public sector, will be encouraged to play constructive roles in 1) maintaining and improving Boston's existing housing stock, and 2) constructing new housing for well-defined needs and emerging demands.

## Preserving the Existing Stock

One of the highest priorities in Boston's housing program is to foster neighborhood stability by upgrading the existing stock. The market strength for housing in many neighborhoods in strong, and it is estimated that over two-thirds of the dwelling units can be upgraded through private initiative, with public actions being used as an incentive to leverage the private market.

## Housing Improvement Program

HIP will be modified to better address the rehabilitation needs of the elderly. Throughout the areas of the City presently served by HIP, a deeper subsidy will be offered to homeowners over the age of 65. The City expects through this approach to enable increased participation by the elderly, who face particular economic problems in repairing their homes. HIP will continue to offer a deeper subsidy (40%) geared toward structural repair and internal system replacement for all participants in a somewhat enlarged target area of the inner-City. In other neighborhoods, HIP will continue to offer the basic incentive-subsidy (20%) program with technical and financial counselling.

## Homesteading

By agreement between HUD and the City of Boston the Homesteading Program has been extended for a second year to April 26, 1978. The only change in the program will be to expand the approach to financing by including the use of Section 312 loans when the estimated cost of rehabilitation equals or exceeds the appraised value of the property. The 3% loan will effectively reduce the cost of the rehabilitation to an acceptable monthly level.

## Abandonment Prevention Program

Under the operational control of a local non-profit, a two-phased abandonment prevention program is being scheduled for Year III.

First, homeowners who fall into arrears on their mortgage payments will be counseled by the non-profit in order to prevent the eventual likelihood of foreclosure. Second, for those properties which do fall into foreclosure despite the counseling efforts,

CDBG funds will be provided for rehabilitation and sale to responsible new owners.

Section 312 Rehabilitation Loans

The City will enter into a pilot program with HUD whereby HUD-owned properties will be sold as-is on the open market according to established HUD disposition procedures. The purchasers will receive assistance from the City's HIP staff who will provide 312 loan processing, rehabilitation and finance services.

The City expects to receive additional Section 312 loan authority for use by the BRA in urban renewal areas and by the City HIP in at least two CD-related areas.

These programs and others will be complemented by a coordinated effort to improve the image of neighborhood focal points (i.e. commercial centers and recreational areas) through a series of public improvements. In addition, the City's Vacant Lot (REVIVAL) Program (a program designed to sell vacant lots to their abuttors for use as gardens) and Boarding and Demolition Program (programs designed to secure abandoned structures for which rehabilitation is feasible and remove those which can not be repaired) will attempt to improve neighborhood confidence by making better use of existing resources and reducing opportunities for vandalism.

Safeguarding the Interests of Residents in Subsidized Multi-Family Developments

Sixty percent of the new,substantially rehabilitated subsidized housing developments built under Section 221 (d)3 and 236 are in critical financial difficulties; the remainder face serious programmatic, economic and social problems. If the great needs of these projects are not addressed, 39,000 low and moderate income tenants may face displacement as the foreclosure process converts these developments to market rentals.

Considerable differences exist between developments, including size, location, condition, tenancy, management, and ownership, as well as the degree of financial difficulty. As these various components are identified and categorized, separate strategies can then be tailored to remedy specific difficulties.

During the past year, HUD imposed a moratorium on all foreclosure activities. Needless to say, this stop-gap measure simply delayed addressing the problem for the duration of the moratorium while the economic troubles mounted. The City clearly anticipates an emergency situation resulting from the financial problems of these developments and requests special set-aside allocations of Section 8 Existing and Substantial Rehabilitation to protect the rights and interests of tenants in HUD-insured and HUD-held properties. (Estimates for these set-asides are not included on Table III because subject units are presently assisted units requiring further assistance. )

The City intends to make its approval of Section 8 funds to owners of 236 and 221(d)3 projects entirely conditional upon the City's estimation of their managerial capabilities. The City will not allow the use of its Section 8 allocation to subsidize irresponsible management. The City trusts that HUD shares this concern for the well-being of these residents and will cooperate fully in an attempt to bring the issue to a reasoned and expeditious resolution.

Constructing New Housing for the Elderly

As last year, one of the most crucial components of Boston's Housing Program is directed towards the elderly because of the special housing needs of this groups and because the elderly comprise a significant portion of the City's residents. In the past, new construction for the elderly was produced by the Turnkey Public Housing Program; the City hopes that this successful program will be reactivated. Further, the City expects to utilize new construction funds from section 202 Housing for the Elderly. In addition, the City will continue to designate Section 8 funds for new elderly housing construction in locations carefully chosen to promote and complement private investment in the adjacent and surrounding areas, Table IV includes locations where there are high concentrations of elderly residents.

Section 23 Conversions

The Boston Housing Authority has well over two thousand Section 23 (leased housing) units under lease. According to HUD regulations, these units must be converted to Section 8 by June 30, 1978, despite the fact that the BHA did not receive funds for conversion in 1975 and funding for conversion of only 255 units in 1976.

Thus, it is a high priority of the City to see that the remaining units are converted before Section 23 leases expire and existing tenants face the loss of subsidized housing. The City urges HUD to establish a special set-aside for approximately 2300 Section 23 conversions. We cannot indicate this amount on Table III, as Section 23 conversions do not provide for additional assisted units, they only extend the term of assistance under a separate program.

During 1976, HUD converted 460 units from Section 23 to Section 8 under the special set-aside for HUD-insured projects. Implementation of this program has the potential for releasing 460 lease commitments with tenants currently subsidized by the BHA under Section 23. As these subsidy funds become available, the City urges HUD to permit the BHA to redistribute the funds to applicants currently on the waiting list.

Demonstration Rehabilitation Program

The City has received a special allocation of Section 8 subsidy assistance for 1,150 units of housing under the Demonstration Rehabilitation Program.

The City's application called for 3,330 units spread over ten target neighborhoods. At HUD's request the number of target neighborhoods must be reduced.

Thus, the City prioritizes the following neighborhoods for this demonstration: Fenway, Allston/Brighton, and Roxbury.

In sum, this year's Housing Assistance Plan directs the efforts of the City towards the stabilization, and preservation of the City's neighborhoods, protecting the interests of residents of subsidized developments, construction of housing for the elderly, and general assistance to individuals and families in need.

## Review Procedure

In addition to the review procedures described in Section 213 (a)(b) and (c) of the Housing and Community Development Act, the City of Boston reserves the right to review and recommend any and all new, rehabilitated and existing federal and state assisted housing proposals, including the disbursement of all Section 8 funds, within its jurisdiction, in order to determine whether such proposals are consistent with the needs, priorities and policies outlined in the City's Housing Assistance Plan.

The City reserves the right to amend the Housing Assistance Plan at times it deems appropriate in order to deal with new or revised housing programs and directions. Only in this way can the City have the administrative flexibility to adapt to changing federal and state programs.